BILL NO. R-84-05-21

DECLARATORY RESOLUTION NO. R-72-84

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1.

WHEREAS, Petitioner has duly filed its petition dated May 11, 1984, to have the following described property designated and declared an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to-wit:

> The North 116.15 feet, more or less, of lot 32 original plat; the North 118.8 feet, more or less, of lot 268 Samuel C. Hanna's Addition; together with the unplatted space lying between and adjoining said lots 32 and 268.
>
> Also lot 7; Parts of Lot 8, Lot 9, and fractional Lot 71 County Addition; together with the 10 feet vacated alley lying between said parts of Lot 9 and 71; together with portions of vacated alley or space lying South of Lots 7 and 8 in County Addition.
>
> All additions aforesaid being additions to the Town (now City), Fort Wayne, Indiana and all land lying north of the North right-of-way line of the former New York, Chicago and St. Louis Railroad Company, now the Norfolk and Western Railway, said right-of-way being established by the Michael Baker Survey, Dated June, 1947;

said property more commonly known as the corner of Superior and Lafayette Streets, Fort Wayne, Indiana;

WHEREAS, it appears that said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 4, below, the property hereinabove described is hereby designated

and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 3 of this Resolution and shall continue for one (1) year thereafter. Said designation shall terminate at the end of that one-year period.

SECTION 2. That upon adoption of this Resolution:

(a) Said Resolution shall be filed with the Allen County Assessor;

(b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 2. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Councilmember

APPROVED AS TO FORM
AND LEAGLITY

Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock ____.M.,E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Gia Quinta, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	9				
BRADBURY	✓				
BURNS	✓				
EISBART	✓				
GiaQUINTA	✓				
HENRY	✓				
REDD	✓				
SCHMIDT	✓				
STIER	✓				
TALARICO	✓				

DATE: 5-22-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (GENERAL) (SPECIAL) (~~ZONING MAP~~) ~~ORDINANCE~~ (RESOLUTION) NO. R-72-84 on the 22nd day of May, 19 84,

ATTEST:
Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

(SEAL)
Ray A. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 23rd day of May, 19 84, at the hour of 11:30 o'clock A.M.,E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 23rd day of May, 19 84, at the hour of 3 o'clock P.M.,E.S.T.

WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Fort Wayne Orthopaedics, P.C., or its assigns *(see below)

2. Owner(s) City of Fort Wayne, Department of Redevelopment

3. Address of Owner(s) City-County Building
One Main Street
Fort Wayne, Indiana 46802

4. Telephone Number of Owner(s) (219) 427-1127

5. Relationship of Applicant to Owner(s) if any None

6. Address of Applicant 2730 East State Boulevard
Fort Wayne, Indiana 46805

7. Telephone number of Applicant (219) 484-4042

8. Address of Property Seeking Designation Currently no post office address to Applicant's knowledge.

9. Legal Description of Property Proposed for Designation (may be attached) Attached as Exhibit "A"

10. Townwhip Wayne

11. Taxing District #91, Fort Wayne, Wayne Township

*Fort Wayne Orthopaedics, P.C. ("FWO") intends to enter into a contract for the purchase of the property from the Owner, which contract will be assigned by FWO to an Indiana general partnership to be formed by three or more of the present members of FWO. The new partnership will acquire title to the property and lease the property to FWO for its use as a

12. Current Zoning B3A

13. Variance Granted (if any) None

14. Current Use of Property

a. How is property presently used? Parking lot

b. What Structure(s) (if any) are on the property? None

b. What is the condition of this structure/these structures? N/A

15. Current Assessed Value of Real Estate $62,700.00

a. Land $56,500.00

b. Improvements $6,200.00

16. Amount of Total Property Taxes Owed During the Immediate Past Year

None

17. Description of Proposed Improvements to the Real Estate A medical office building to be used and occupied by Fort Wayne Orthopaedics, P.C., a professional corporation presently comprised of six orthopaedic surgeons. The building will contain approximately 15,700 square feet.

18. Development Time Frame

a. When will physical aspects of development or rehabilitation begin? Immediately upon completion of purchase of the property by the Applicant or its assigns from the present Owner, which is estimated to be not later than July 31, 1984.

b. When is completion expected? 12-14 months after construction begins.

19. Cost of Project (not including land costs) $1,200,000.00 (estimated minimum).

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? Estimated minimum of 29 (excluding physicians), including at least 6 new jobs as a result of this project.

lation of this new manufacturing equipment?

b. What is the nature of those jobs? Nurses, X-ray technicians, office administrator, clerical and data processing personnel, physical therapists (new) and paramedical personnel (new).

c. Anticipated time frame for reaching employment level stated above?

Immediately upon project completion.

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None.

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The property is located adjacent to a railroad elevation carrying substantial railroad freight traffic. The west portion of the property was at one time used as a waste oil dump, resulting in adverse subsurface conditions on that part of the property for building purposes.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? The Fort Wayne Redevelopment Commission has determined that the highest and best use of the land would be a medical office building. The designation will induce the Applicant to construct a building which will utilize presently under-utilized land, promote the stability of the area, provide a more attractive appearance for the area, and increase the availability of needed medical services in the community.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. None to Applicant's knowledge.

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? _____YES _X_NO

26. Financing on Project

What is the status of financing connected with this project?

The Fort Wayne City Council has passed an inducement resolution authorizing the issuance of Economic Development Bonds in an amount up to $2,500,000.00 to finance the acquisition of the land and the construction of the proposed improvements. Lincoln National Bank and Trust Company of Fort Wayne has expressed its intent to purchase such bonds in the event of their issuance upon terms agreeable to the Bank.

I hereby certify that the information and representation on this Application are true and complete.

Signature(s) of Owners	Date
FORT WAYNE ORTHOPAEDICS, P.C.	
By: Michael L. McArdle	5/11/84 Date

Michael L. McArdle, M.D.
Treasurer
"Applicant"

Information Below to be filled in by Department of Economic Development:

Date Application Received: _____

Date Application Forwarded to Law Dept: _____

Date of Legal Notice Publication: _____

Date of Public Hearing: _____

Date of Building Permit: _____

Approved or Denied? Date: _____

Allocation Area: _____

EXHIBIT "A"

The North 116.15 feet, more or less, of lot 32 original plat; the North 118.8 feet, more or less, of lot 268 Samuel C. Hanna's Addition; together with the unplatted space lying between and adjoining said lots 32 and 268.

Also Lot 7; Parts of Lot 8, Lot 9, and fractional Lot 71 County Addition; together with the 10 feet vacated alley lying between said parts of Lot 9 and 71; together with portions of vacated alley or space lying South of Lots 7 and 8 in County Addition.

All additions aforesaid being additions to the Town (now City), Fort Wayne, Indiana and all land lying north of the North right-of-way line of the former New York, Chicago and St. Louis Railroad Company, now the Norfolk and Western Railway, said right-of-way being established by the Michael Baker Survey, Dated June 1947.

ROBERT C. MARSHALL
Vice President
219 423-6431

LINCOLN NATIONAL BANK

May 10, 1984

Fort Wayne Redevelopment Commission
Attn: Mr. Ronald Fletcher, Assistant Director
City County Building
1 Main Street
Fort Wayne, Indiana 46802

Dear Mr. Fletcher:

This letter is to advise you that we are the bank of account for Fort Wayne Orthepaedics, P.C. It is our understanding that they will be purchasing a tract of ground from the City of Fort Wayne at the corner of Superior and Lafayette Streets in Fort Wayne, Indiana. It is our further understanding that they intend to apply with the City of Fort Wayne for an Economic Development Bond issue in the amount of $1,500,000 to $2,000,000, with said funds to be used solely for the purpose of purchasing the said tract of land and constructing a new medical office facility for their private practices.

Please accept this letter as Lincoln National Bank's expression of interest in purchasing 100 percent of the Economic Development Bond issue, up to $2,000,000, of Fort Wayne Orthepaedics, P.C. Should you have any questions concerning this matter, please don't hesitate to contact me at 423-6367.

Sincerely,

Robert C. Marshall
Vice President

RCM:rt

cc: Mr. Tim Moser
Mr. David Scott

SHOAFF, PARKER & KEEGAN
ATTORNEYS AT LAW
2400 FORT WAYNE NATIONAL BANK BUILDING
FORT WAYNE, INDIANA 46802

7-1-19
749

12046

PAY THE SUM OF 50 00/100 DOLLARS

DATE 5/14/84 TO THE ORDER OF Fort Wayne Economic Development Commission

CHECK AMOUNT 50

SAFEGUARD

SHOAFF, PARKER & KEEGAN

Bruce R. Haines

FORT WAYNE NATIONAL BANK
FORT WAYNE, INDIANA 46802

⑈012046⑈ ⑆074000194⑆40 188 768 6⑈

No. 29 May 14 1984

Received from Shoaff, Parker & Keegan

Fifty and 00/100 Dollars

For Tax Abatement Application

$50.00 Tammy Haines

The City of Fort Wayne

May 21, 1984

Mark GiaQuinta
Fort Wayne Common Council
One Main Street
Fort Wayne, IN 46802

Re: Tax Abatement Application For Ft. Wayne Orthopaedics,P.C.

Dear Mr. GiaQuinta,

On May 14,1984, an application for tax abatement was filed in the office of the Department of Economic Development requesting desination of the property located at the corner of Lafayette and Superior Streets as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

Action

The Department of Economic Development conducted a staff review of the project on May 17, 1984. A formal review of the site and an interview with Michael L. McArdle was conducted.

Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

"See Attached"

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.

Rationale

The above stated recommendation is based upon the following rationale:

1) Effective utilization of vacant under-utilization land.
2) Neighborhood conservationa and stabiliazation.
3) Improvement of the physical appearance of the City.
4) Increase in employment by (29) jobs.

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,

Jim Partin
Business Planning Specialist
Department of Economic Development

th

6689

Admn. Appr._____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution B-84-05-31

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1.

(corner of Superior and Lafayette Streets, Fort Wayne Orthopaedics)

EFFECT OF PASSAGE A building will be constructed which will utilize presently under-utilized land, promote the stability of the area, provide a more attractive appearance for the area, and increase the availability of needed medical services in the community.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) $1,200,000.00 (estimated minimum)

ASSIGNED TO COMMITTEE (PRESIDENT)_____